

# 51 ANDREA LANE

---

**Location** 51 ANDREA LANE

**Mblu** 74 / / 28 / 0 /

**Acct#** 90006820

**Owner** BRADFORD WENDELL

**Assessment** \$449,400

**PID** 15226

**Building Count** 1

## Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2024           | \$309,400    | \$140,000 | \$449,400 |

## Owner of Record

---

**Owner** BRADFORD WENDELL

**Sale Price** \$1

**Co-Owner**

**Certificate**

**Address** 51 ANDREA LANE  
TAUNTON, MA 02780

**Book & Page** 12489/0116

**Sale Date** 07/28/2003

**Instrument** 1F

## Ownership History

| Ownership History                  |            |             |             |            |            |
|------------------------------------|------------|-------------|-------------|------------|------------|
| Owner                              | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| BRADFORD WENDELL                   | \$1        |             | 12489/0116  | 1F         | 07/28/2003 |
| ZERMANI LINDA M & BRADFORD WENDELL | \$1        |             | 009087/0076 | A          | 11/29/2000 |
|                                    | \$75       |             | 000000/0000 | F          | 01/01/1997 |

## Building Information

### Building 1 : Section 1

|  |           |
|--|-----------|
| <b>Year Built:</b>                             | 1995      |
| <b>Living Area:</b>                            | 1,812     |
| <b>Replacement Cost:</b>                       | \$356,420 |
| <b>Building Percent Good:</b>                  | 86        |
| <b>Replacement Cost<br/>Less Depreciation:</b> | \$306,500 |

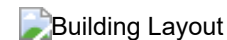
| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| Style:              | Raised Ranch   |
| Model               | Residential    |
| Grade:              | C+             |
| Stories:            | 1 Story        |
| Occupancy           | 1              |
| Exterior Wall 1     | Clapb/Wd Shing |

### Building Photo



(<https://images.vgsi.com/photos2/TauntonMAPhotos/\00\02\32\02.jpg>)

### Building Layout



([https://images.vgsi.com/photos2/TauntonMAPhotos//Sketches/15226\\_117](https://images.vgsi.com/photos2/TauntonMAPhotos//Sketches/15226_117))

| Building Sub-Areas (sq ft) |                 |            | Legend      |
|----------------------------|-----------------|------------|-------------|
| Code                       | Description     | Gross Area | Living Area |
| BAS                        | First Floor     | 1,132      | 1,132       |
| FB3                        | W/OBsmt FBLA    | 800        | 680         |
| CAN                        | Canopy Attached | 12         | 0           |
| STP                        | Stoop           | 16         | 0           |

|                    |                |
|--------------------|----------------|
| Exterior Wall 2    |                |
| Roof Structure:    | Gable/Hip      |
| Roof Cover         | Comp Shingle   |
| Interior Wall 1    | Drywall/Plaste |
| Interior Wall 2    |                |
| Interior Flr 1     | Hardwood       |
| Interior Flr 2     |                |
| Heat Fuel          | Gas            |
| Heat Type:         | Forced Air-Duc |
| AC Type:           | None           |
| Total Bedrooms:    | 3 Bedrooms     |
| Total Bthrms:      | 1              |
| Total Half Baths:  | 1              |
| Total Xtra Fixtrs: |                |
| Total Rooms:       | 6              |
| Bath Style:        | Average        |
| Kitchen Style:     | Average        |
| Num Kitchens       | 01             |
| Cndtn              |                |
| Num Park           |                |
| Fireplaces         |                |
| Fndtn Cndtn        |                |
| Basement           |                |

|     |                      |       |       |
|-----|----------------------|-------|-------|
| UBM | Basement, Unfinished | 256   | 0     |
| WDK | Wood Deck            | 144   | 0     |
|     |                      | 2,360 | 1,812 |

## Extra Features

| Extra Features |               |            |         |        | <u>Legend</u> |
|----------------|---------------|------------|---------|--------|---------------|
| Code           | Description   | Size       | Value   | Bldg # |               |
| FPL1           | MTL FIREPLACE | 1.00 UNITS | \$1,700 | 1      |               |

## Land

### Land Use

Use Code 1010  
Description SINGLE FAM M01  
Zone 3.23  
Neighborhood 0070  
Alt Land Appr No  
Category

### Land Line Valuation

Size (Acres) 0.6  
Frontage  
Depth  
Assessed Value \$140,000

## Outbuildings

| Outbuildings |              |          |                 |            |       | <u>Legend</u> |
|--------------|--------------|----------|-----------------|------------|-------|---------------|
| Code         | Description  | Sub Code | Sub Description | Size       | Value | Bldg #        |
| SHD1         | SHED WD RES  |          |                 | 72.00 S.F. | \$900 | 1             |
| SHD3         | SHED MTL RES |          |                 | 48.00 S.F. | \$300 | 1             |

## Valuation History

| Assessment     |              |      |       |
|----------------|--------------|------|-------|
| Valuation Year | Improvements | Land | Total |

|      |           |           |           |
|------|-----------|-----------|-----------|
| 2023 | \$275,800 | \$133,700 | \$409,500 |
| 2022 | \$250,100 | \$122,000 | \$372,100 |
| 2021 | \$214,500 | \$110,900 | \$325,400 |

---

(c) 2024 Vision Government Solutions, Inc. All rights reserved.